

IN RE: DEVELOPMENT PLAN HEARING and \* BEFORE THE  
PETITIONS FOR SPECIAL EXCEPTION  
AND VARIANCE - SE/S Old Eastern \* DEPUTY ZONING COMMISSIONER  
Avenue, Opposite East Orville Road  
15th Election District \* OF BALTIMORE COUNTY  
5th Councilmanic District \*  
\* Case Nos. XV-692 and 97-409-XA  
Paul G. Vleck, et al, Owners;  
and Visions for America, Inc., Developer  
\* \* \* \* \*

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan prepared by Whitney, Bailey, Cox and Magnani, for the proposed development of the subject property by Paul G. Vleck, Mark David Vleck, Annabelle M. Vleck, and Georgeann Lynch, Owners of the property, and the Contract Purchaser/Developer, Visions for America, Inc., by Carl W. Scheffel, Jr., with a 97-unit assisted living facility, in accordance with the development plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, a special exception is requested to permit an assisted living facility with accessory uses for more than four (4) individuals, and variance relief from Section 1B01.2.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 350 feet in lieu of the maximum permitted 300 feet, with approval of the Office of Planning. The special exception and variance relief sought are more particularly described on the site plan submitted as Petitioner's Exhibit 1. The subject property is located on the southeast side of Old Eastern Avenue, across from its intersection with East Orville Road in Essex. The property consists of a gross area of 2.650 acres, more or less, of which 1.430 acres are zoned D.R.16, and the remaining 1.220 acres, zoned B.L. The property is currently improved with a single family residence which will be removed pursuant to the proposed development.

ORDER RECEIVED FOR FILING

Date

By

Appearing at the public hearing required for this project were Carl W. Scheffel, Jr., a representative of Visions for America, Inc., the Contract Purchaser, Paul Aigner, a representative of Columbia House, LLC, Richard Barton, a representative of Marshall Craft Associates, Mark Shafer, Professional Engineer with Whitney, Bailey, Cox and Magnani, the engineering firm which prepared the development plan/site plan for this project, and John B. Gontrum, Esquire, attorney for the Owners/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Robert W. Bowling and Timothy Fitts, representatives of the Department of Permits and Development Management (DPDM), R. Bruce Seeley, a representative of the Department of Environmental Protection and Resource Management (DEPRM), and Ervin McDaniel and Stephanie Fuskin, with the Office of Planning. Appearing as an interested citizen was Sue Kleman, a nearby resident of the area.

As to the history of this project, the concept plan conference for this development was conducted on November 12, 1996. As required, a community input meeting was held on December 18, 1996 at the Essex Senior Center. Subsequently, a development plan was submitted and a conference held thereon on April 16, 1997. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on May 8, 1997.

As noted above, the Owner/Developer proposes to construct an assisted living facility on the subject site for up to 97 residents. The proposed facility will consist of both a north and south wing, with a central building located between the two wings. As a result of the interconnection of the two buildings, the entire structure will exceed the

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DATE 5/16/97  
BY [Signature]

300-foot length limitation imposed by the B.C.Z.R. This design is typical of assisted living facilities, whereby it is a standard practice to inter-connect buildings so that residents can easily move between the buildings without having to go outside. Therefore, the variance relief sought is necessary and appropriate in this instance. In order to develop the site as proposed, however, a special exception is necessary due to the zoning of the property.

Additionally, the Developer proposes as an accessory use to the assisted living facility, a "Home Health Care Outreach Program". This program will allow medical personnel from the subject facility the ability to go out into the community thereby providing necessary medical care to those individuals in need of same. This is a much-needed enterprise in this area of Baltimore County and its location at this facility is most certainly appropriate. Therefore, it shall be approved as an accessory use to this assisted living facility.

As to the development plan approval request, I am required to determine what, if any, agency comments remain unresolved at the time of the hearing. Representatives for the Developer indicated that they were aware of no outstanding issues which needed to be addressed. Furthermore, testimony and evidence received was that all issues raised within the comments submitted by the various Baltimore County reviewing agencies have been resolved and incorporated into the revised development plan. Ms. Sue Kleman, an interested citizen who attended the hearing, raised some questions concerning the proposed project, all of which were answered at the preliminary stage of the hearing. Therefore, there were no unresolved issues concerning the development plan portion of this project for which testimony needed to be taken. Thus, the development plan submitted as

Developer's Exhibit 1, should be approved as submitted.

As to the special exception relief sought, testimony revealed that the size of the property as well as its split zoning would permit a facility of up to 172 units. However, the Developer is proposing only a 97-unit facility. Furthermore, as noted above, due to the interconnection of the two wings with a central building, the overall length of the structure will exceed that permitted by the B.C.Z.R. Thus, the special exception and variance relief are necessary in order to proceed as proposed.

The Developer anticipates that there may be some minor architectural changes to the design and layout of the building itself. It is therefore appropriate and it shall be permitted as being within the spirit and intent of this Order, that these minor changes may be made without the need for another public hearing.

It is clear that the B.C.Z.R. permits the use proposed in the D.R.16/B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or struc-

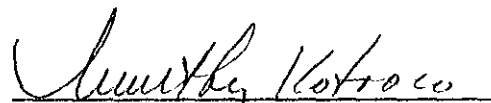
ture which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the the Petitions for Special Exception and Variance shall be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 15<sup>th</sup> day of May, 1997 that the development plan for the Essex Assisted Living Facility, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petitions for Special Exception and Variance to permit an assisted living facility with accessory uses for more than four (4) individuals, and variance relief from Section 1B01.2.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section 504.2 of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a building length of 350 feet in lieu of the maximum permitted 300 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

  
TIMOTHY M. KOTROCO  
Hearing Officer



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

May 15, 1997

John B. Gontrum, Esquire  
Romacka, Gontrum and McLaughlin  
814 Eastern Boulevard  
Baltimore, Maryland 21221

RE: DEVELOPMENT PLAN HEARING and  
PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
SE/S Old Eastern Avenue, Opposite E. Orville Road  
(Essex Assisted Living Facility)  
15th Election District - 5th Councilmanic District  
Paul G. Vleck, et al, Owners; and Visions for America, Inc., Developer  
Case Nos. XV-692 and 97-409-XA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petitions for Special Exception and Variance granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Paul G. Vleck, 101 Punte Lane, Baltimore, Md. 21221  
Mr. Carl S. Scheffel, Jr., Visions for America  
146 Cornfield Road, Pasadena, Md. 21122  
Mr. Mark Shafer, Whitney, Bailey, Cox & Magnani  
849 Fairmount Avenue, Towson, Md. 21286

Ms. Sue Kleman, 1807 Kittyhawk Road, Baltimore, Md. 21221

Tim Fitts, Proj. Mgr., PDM; DEPRM; DPW; OP; People's Counsel;  
Case File



RE: PETITION FOR SPECIAL EXCEPTION \* BEFORE THE  
PETITION FOR VARIANCE  
SE/S Old Eastern Avenue, Opp E Orville Rd \* ZONING COMMISSIONER  
15th Election District, 5th Councilmanic  
Legal Owners: Paul, Mark & Annabelle Vleck\* OF BALTIMORE COUNTY  
and Georgeann Lynch  
Contract Purchaser: Visions for America \* CASE NO. 97-409-XA  
Petitioners  
\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



409



# Petition for Special Exception

97-409-XA

## to the Zoning Commissioner of Baltimore County

for the property located at South of Punte Lane, East side of Old Eastern Av  
which is presently zoned B.L./D.R. 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

An assisted living facility for more than four with accessory uses.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Visions for America

(Type or Print Name)

Signature

146 Cornfield Road

Address

Pasadena Maryland 21122

City

State

Zipcode

410-437-6975

Attorney for Petitioner:

John B. Contrum

(Type or Print Name)

Signature

814 Eastern Boulevard (410) 686-8274

Address

Phone No.

Essex, Md. 21221

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Paul G. Vleck

Mark David Vleck

(Type or Print Name)

Signature

Annabelle M. Vleck

Georgeann Lynch

(Type or Print Name)

Signature

3-20-97

101 Punte Lane

Address

687-1234

Phone No.

Baltimore, Maryland 21221

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

**DROP OFF**  
**No REVIEW**  
**3/21/97**  
**UCR**



ADDER RECORDS CO. FILE

5/16/97



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

97-409-XA

South of Punte Lane, East Side of Old Eastern Avenue

which is presently zoned B.L./D.R. 16

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B01.2B.2 and Section 504.2 and of C.M.D.P to permit a building length of 350' in lieu of permitted 300' with approval of Office of Planning. TMK

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See Attachment

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Visions For America

(Type or Print Name)  
Signature

146 Cornfield Road

Pasadena Maryland 21122

City State Zipcode

Attorney for Petitioner: 1-410-437-6975

John B. Contrum

(Type or Print Name)  
Signature

814 Eastern Boulevard (410) 686-8274

Essex, Maryland 21221

City State Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Paul G. Vleck Mark David Vleck

(Type or Print Name)  
Signature

Annabelle M. Vleck Georgeann Lynch

(Type or Print Name)  
Signature 3-10-97

101 Punte Lane 687-1234

Address Phone No  
Baltimore, Maryland 21221

City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING  
Date 3/16/97  
By [Signature]

DROP-OFF  
No REVIEW  
3/21/97 WCR



Attachment

97-409-XA

As the site plan indicates, each section of building meets length requirements given nature of use joining the segments promotes a better use of structure for the residents.

Building is uniquely shaped to take advantage of its topography and unique shape of lot. Failure to grant variance will cause undue hardship to residents of facility and no concomitant benefit.

ORDER RECEIVED FOR FILING

Date

5/16/97

By

[Signature]



**ZONING DESCRIPTION**  
(Parcel 968) \*

Beginning at a point on the east side of Old Eastern Avenue, which is 60 feet wide. Thence the following courses and distances: S 66° 48' 59" E, 147.18 ft., S 23° 32' 32" W 75.41 ft., N 66° 43' 14" W 146.98 ft. and N 23° 23' 30" E 75.16 ft. to the place of beginning, as recorded in Deed Liber 2154, Folio 35. Also known as 1813 Old Eastern Avenue and located in the 15th Election District of Baltimore County, Maryland.

**ZONING DESCRIPTION**  
(Parcel 1193) \*

Beginning at a point on the east side of Old Eastern Avenue, which is 60 feet wide. Thence the following courses and distances: S 66° 46' 59" W 278.28 ft., S 23° 16' 22" W 494.26 ft., N 28° 39' 38" W 353.19 ft., N 22° 56' 02" E 196.19 ft., S 66° 43' 14" E 146.98, N 23° 32' 32" E 75.41 ft., N 66° 48' 59" W 147.18 ft., and N 32° 29' 47" E 4.99 ft. to the place of beginning, as recorded in Deed Liber 8133, Folio 016. Located in the 15th District of Baltimore County, Maryland.

\* **NOTE:** These lots will be consolidated for the planned development. A consolidation plat will be prepared and recorded.





BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

ITEM #409

No.

035505

DATE 3/24/97 ACCOUNT 001-6150

AMOUNT \$ 550.00 (WCR)

RECEIVED FROM: Roundka, Goutrum & McLaughlin

FOR: #050 -- SPECIAL EXCEPTION  
#020 -- VARIANCE

SE/S Old Western Avenue,  
opposite E. Orville Road

DISTRIBUTION DROP-OFF NO REVIEW  
TE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

035506

DATE 4/29/97 ACCOUNT 001-6150

AMOUNT \$ 100.00 (JEL)

RECEIVED FROM: Visions for America, Inc.

FOR: Case #97-409-XA (Revised Plats)  
#110 -- REVISIONS

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

1111 1111 1111  
04/30/97 01 4 111 1 1111  
04/30 5 413 201111 0111 1111  
04/30 075056  
\$100.00 (JEL) 1-11-11  
Baltimore County Budget Office  
Office of Budget Finance

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

No.

035864

**PAID RECEIPT**

04/30/97 01 4 CML R 10665  
Dept 5 513 ZONING VERIFICATION  
CR #0. 035864  
\$100.00 CK P-A-I-D  
Baltimore County Maryland  
Office Of Budget & Finance

DATE 4/29/97

ACCOUNT 001-6150

AMOUNT \$ 100.00 (JLL)

RECEIVED FROM: Visions for America, Inc.

FOR: Case #97-409-XA (Revised Plats)  
#110 - REVISIONS

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S VALIDATION**

**CERTIFICATE OF POSTING**

RE: Case # 97-409-XA

Petitioner/Developer:  
(Visions of America)  
Date of Hearing/Closing:  
(May 8, 1997)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

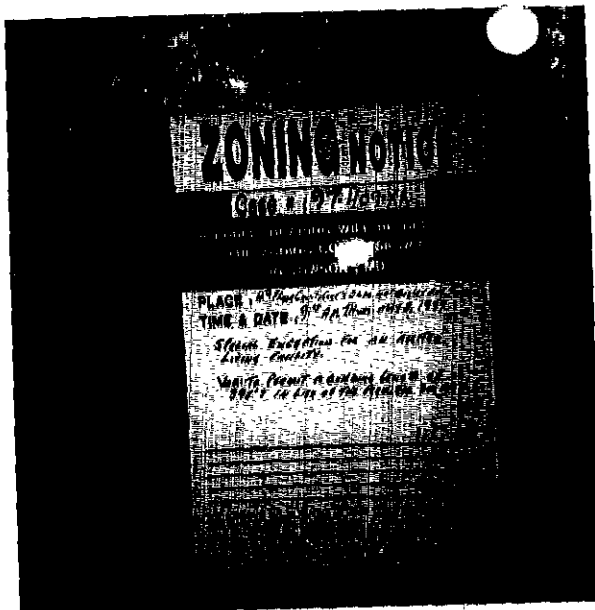
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

\_\_\_\_ Old Eastern Ave., opposite East Orville Road, Baltimore, Maryland 21221 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ April 22, 1997 \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

*Thomas P. Ogle, Sr.*  
(Signature of Sign-Poster & Date)

\_\_\_\_ Thomas P. Ogle, Sr. \_\_\_\_\_  
(Printed Name)

\_\_\_\_ 325 Nicholson Road \_\_\_\_\_  
(Address)

\_\_\_\_ Baltimore, Maryland 21221 \_\_\_\_\_

\_\_\_\_ (410)-687-8405 \_\_\_\_\_  
(Telephone Number)

97-409-XA



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

ITEM 409

## ZONING NOTICE

Case No.: 97-409-XA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \*

DATE AND TIME: \*

REQUEST: SPECIAL EXCEPTION FOR AN ASSISTED LIVING  
FACILITY. VARIANCE TO PERMIT A BUILDING  
LENGTH OF 395 (+/-) FEET IN LIEU OF PERMITTED  
300 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 24, 1997

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Essex, MD 21221

RE: Drop-Off Petition (Item #409)  
SE/S Old Eastern Avenue, opposite  
East Orville Road  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures



TO: PUTUXENT PUBLISHING COMPANY  
April 4, 1997 Issue - Jeffersonian

Please forward billing to:

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-409-XA

SE/S Old Eastern Avenue, opposite East Orville Road

15th Election District - 5th Councilmanic

Legal Owners: Paul G. Vleck, Mark David Vleck, Annabelle M. Vleck, and Georgeann Lynch

Contract Purchaser: Visions of America

Special Exception for an assisted living facility.

Variance to permit a building length of 395'+/- in lieu of the permitted 300 feet.

HEARING: THURSDAY, MAY 8, 1997 at 9:00 a.m., 4th floor County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 28, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

DEVELOPMENT PLAN HEARING

Project Name: Essex Assisted Living Facility  
Project Number: XV-692  
Location: S of Punte Lane, E/S Old Eastern Avenue  
Acres: 2.54  
Developer: Visions for America, Inc.  
Proposal: 97 units living facility

and

CASE NUMBER: 97-409-XA  
SE/S Old Eastern Avenue, opposite East Orville Road  
15th Election District - 5th Councilmanic  
Legal Owners: Paul G. Vleck, Mark David Vleck, Annabella M. Vleck, and Georgeann Lynch  
Contract Purchaser: Visions of America

Special Exception for an assisted living facility.  
Variance to permit a building length of 395' +/- in lieu of the permitted 300 feet.

HEARING: THURSDAY, MAY 8, 1997 at 9:00 a.m., 4th floor County Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: John B. Gontrum, Esq.  
Visions for America  
Paul G. Vleck, et al

- NOTES: (1) YOU MUST HAVE THE DEVELOPMENT HEARING NOTICE SIGN POSTED BY APRIL 9, 1997;  
YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY APRIL 23, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 6, 1997

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Essex, MD 21221

RE: Item No.: 409  
Case No.: 97-409-XA  
Petitioner: Paul G. Vleck, et al

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 21, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp. The stamp contains the text "W. Carl Richards, Jr." and "Zoning Supervisor".

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



\_\_\_\_ Attach original petition

Due Date 4/7/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/jp*

Subject: Zoning Item \_\_\_\_\_ #409

Essex Assisted Living Facility

Zoning Advisory Committee Meeting of March 31st

\_\_\_\_ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

\_\_\_\_ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INTER-OFFICE CORRESPONDENCE**

**DATE:** April 4, 1997

**SUBJECT:** Visions for America

Item Number: 409

Petitioner: Visions for America

Property Size:

Zoning: BL & DR-16

Requested Action:

Hearing Date: / /

## AFK/JL

ITEM409/PZONE/ZAC1

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

INTEROFFICE CORRESPONDENCE

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   April 7, 1997

FROM:      Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for April 7, 1997  
            Item No. 409

The Development Plans Review Division has reviewed the subject zoning item.

See development plan comments from this office for landscape review comments.

See the comments in the Essex Assisted Living Facility file from Development Plans Review Section.

RWB:HJO:cab

cc:   File

ZONE407.409



Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/07/96

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1105

RE: Property Owner: Stanley E. Loyd - 395  
James White - 396  
Exxon Corporation - 401  
Paul G. Vleck & Marl: David Vleck &  
Annabelle M. Vleck & Georgeann Lynch 409

Location: DISTRIBUTION MEETING OF April 17, 1997

Item No.: 395, 396, 401, & 409 Zoning Agent:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4281, MS 11021

cc: File



**BALTIMORE COUNTY, MARYLAND**  
**Office of Community Conservation**

**Inter-Office Correspondence**

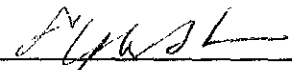
**Date:** April 3, 1997  
**To:** Zoning Advisory Committee  
**From:** Office of Community Conservation  
Housing Opportunities Program  
**Re:** Item No. 409  
Southeast side Old Eastern Avenue

\*\*\*\*\*

Visions for America, a non-profit housing developer and contract purchaser of approximately 2.44 ac located on the southeast side of Old Eastern Avenue, Essex, MD, has requested funding through our office for development costs in connection with the acquisition and construction of a 97 unit, elderly, assisted living project for low to moderate income individuals. While the specific terms and conditions of our federally funded HOME Program loan have not yet been negotiated, we have proposed to provide funds for land acquisition, settlement fees and other related acquisition costs.

We support this proposed project and see no objection to the Borrower's request to the Zoning Commissioner for special exception.

**Office of Community Conservation**

By:   
Name: Stephanie Simcik Ruskin  
Title: Management Assistant,  
Special Projects



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 4-1-97  
Item No. 409 WCR

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 7, 1997

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Essex, MD 21221

RE: Drop-Off Petition Review (Item #409)  
Essex Assisted Living Facility  
E/S Old Eastern Avenue, S of Punte Lane  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

The site plan lacks sufficient information for an accurate zoning review. Refer to the zoning non-residential hearing checklist for minimum plan standards, revise accordingly, and resubmit 12 acceptable plans.

Staff suggests that the concept plan comments of November 12, 1996 also be addressed to resolve any zoning non-compliance issues and any necessary hearing added to the plan and petitions.

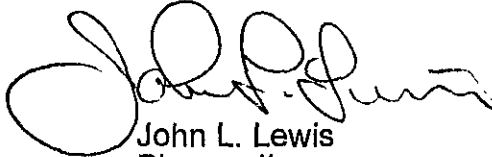


John B. Gontrum, Esquire  
April 7, 1997  
Page 2

The insufficient level of information currently provided on the plan will not allow the staff to support this variance (or development plan) hearing should it go forward as filed at the drop-off and without adequate revisions.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John L. Lewis". The signature is stylized with large, flowing loops.

John L. Lewis  
Planner II  
Zoning Review

JLL:scj

Enclosure (receipt)

c: Zoning Commissioner

97-409-XA

**ROMADKA, GONTRUM & McLAUGHLIN, P.A.**

814 Eastern Boulevard  
Baltimore, Maryland 21221  
(410) 686-8274  
(410) 686-0118 FAX

ROBERT J. ROMADKA  
JOHN B. GONTRUM  
J. MICHAEL McLAUGHLIN, JR. \*

**TOWSON OFFICE:**  
307 W. ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 825-0711

JILL D. LOPER

\* Also Admitted In the District of Columbia

March 21, 1997

DROP-OFF  
OK  
3/21/97  
WCR

Zoning Commissioners Office  
400 Washington Avenue  
Towson, Maryland 21204

Re: Petition for Special Exception and Variance for the property  
located on E/S Old Eastern Avenue South of Punte Lane  
RG&M File No.: 96.3024  
RG&M File Name: Visions for America

Dear Sirs:

Attached are Petition for Special Exception and Variance for the property located on E/S Old Eastern Avenue and south of Punte Lane. There are no existing violations on the property.

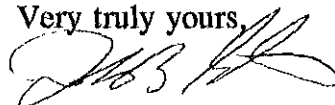
The Zoning Petition has not been reviewed by the reviewer.

The enclosed Zoning Petition and Variance are being submitted simultaneously with the Development Plan for the property. The Development plan has been reviewed in its conceptual form.

We hereby wish to request a joint hearing pursuant to the Baltimore County Code on the Development Plan and Zoning request.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



John B. Gontrum

JBG/tlc  
Enclosures

Alexander Whitney, Jr., P.E.  
Paul E. Cox, P.E.  
Richard Wm. Magnani, P.E.  
Douglas I. Suess, P.E.  
Wm. Preston Davis, P.E.  
Philip Dor, P.L.  
David G. Mongan, P.E.  
--  
849 Fairmount Avenue  
Suite 100  
Baltimore, Maryland 21286  
410-512-4500  
Fax 410-324-4100

WHITNEY BAILEY

Consulting Engineers

COX MAGNANI

Associates  
Brian D. Jones, P.E.  
Donald W. Fiske, P.E.  
Burt E. Holoway, P.E.  
Levy J. Knobel, P.E.  
W. Howard Garrett, A.A.  
John J. Knight, P.E.  
Arthur M. Cope  
Joseph J. Siemek, P.E.  
James W. Halls, P.E.  
Patrick B. Ford  
Charles E. Urmobile, P.E.

April 23, 1997

Baltimore County  
Zoning Administration and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

ATTN: Mr. John Lewis  
  
RE: Assisted Living Facility  
Old Eastern Avenue  
WBCM Job No. 96245.00.1

Gentlemen:

We have reviewed your comments on the Final Development Plan for the above referenced project and offer the following responses:

1. The gross area and density computations have been corrected, and the total bed/units have been adjusted accordingly.
2. The zoning regulations governing the necessary zoning actions have been listed in accordance with the BC2R.
3. The number of parking spaces has been changed to 33, and all spaces have been moved beyond the 10 foot setback. Drive aisles and spaces have been dimensioned.
4. A note has been added to the plat stating there are no RTAs on this project.
5. The building setbacks have been modified to reflect 2-30 foot rear setbacks corresponding to the building orientation.
6. A note has been added to the plat stating accessory uses are in accordance with Section 432.1.B.
7. A floor plan and elevations, indicating building heights, have been included on a separate print.

These comments, along with those received during our meeting of Monday, April 21, 1997, have been incorporated into the special exception/final development plat. We are, therefore, transmitting twelve folded prints of this plat for your approval.

REVISIONS OK  
FOR ZONING  
JLL 4/24/97

WHITNEY BAILEY



COX MAGNANI

ATTN: Mr. John Lewis  
April 23, 1997  
Page 2

Should you have any questions, please do not hesitate to contact us.

Very truly yours,

**WHITNEY, BAILEY, COX & MAGNANI**

Mark W. Shafer, P.E.  
Project Manager

MWS/sld  
WD\9624500L.705

Enclosures



<sup>"</sup> Buffer <sup>"</sup>  
Forrest Conservation Variance }  
I need to take no action

Several Comments

SPX - assisted living Facility  
DR 16 + BL

Assisted Living Facility  
172 units allowed  
97 units proposed

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

PAUL AIGNER

COLUMBIA HOUSE, LLC  
10900 NE 4th St. BELLEVUE, WA. 98004

John Gontum

814 Boster Rd 21221

Carl Schessel, Jr

Vision For America Inc  
146 Cornfield Rd Pasadena Md 21122

RICHARD BARTON

MARSHALL CRAFT ASSOC. INC  
6112 YORK RD. BALTIMORE MD. 21212

MARK SHAFER

WHITNEY BAILEY COX & MAGNI  
849 FAIRMOUNT AVE TOWSON MD.



PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES  
SIGN-IN SHEET

NAME

ADDRESS

Ervin McDaniels

Stephanie Fushin

Bruce Seeley

Bob Bowling

Tim Fitts

Planning

Comm Conserv.

DEPRM

PDM

PDM - Project Mgr.

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

Sue Klemm <sup>NAME</sup>

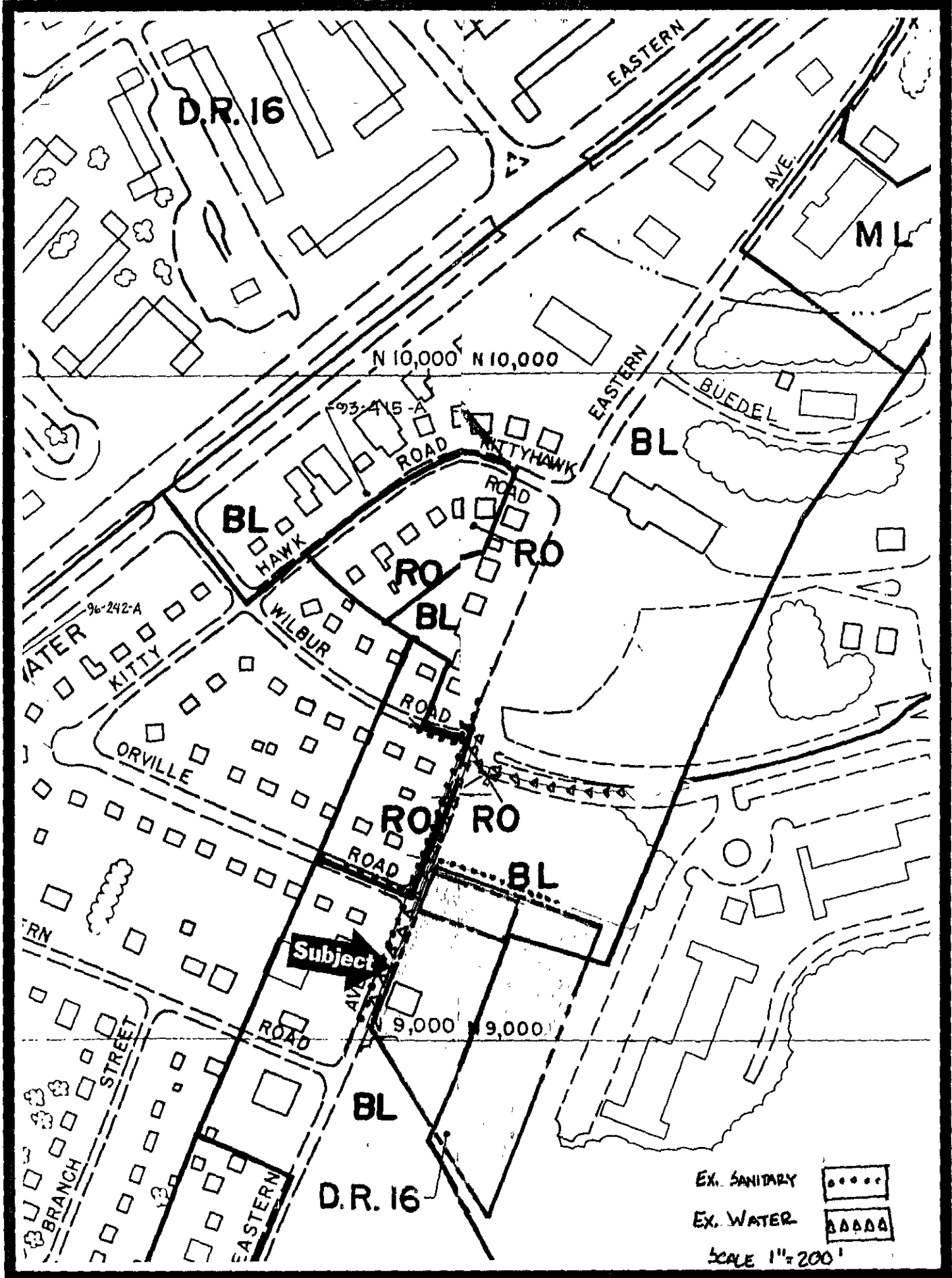
1807 K. Hyhawk Rd. <sup>ADDRESS</sup>  
21221



# Zoning Map

N.E.

97-409-XA







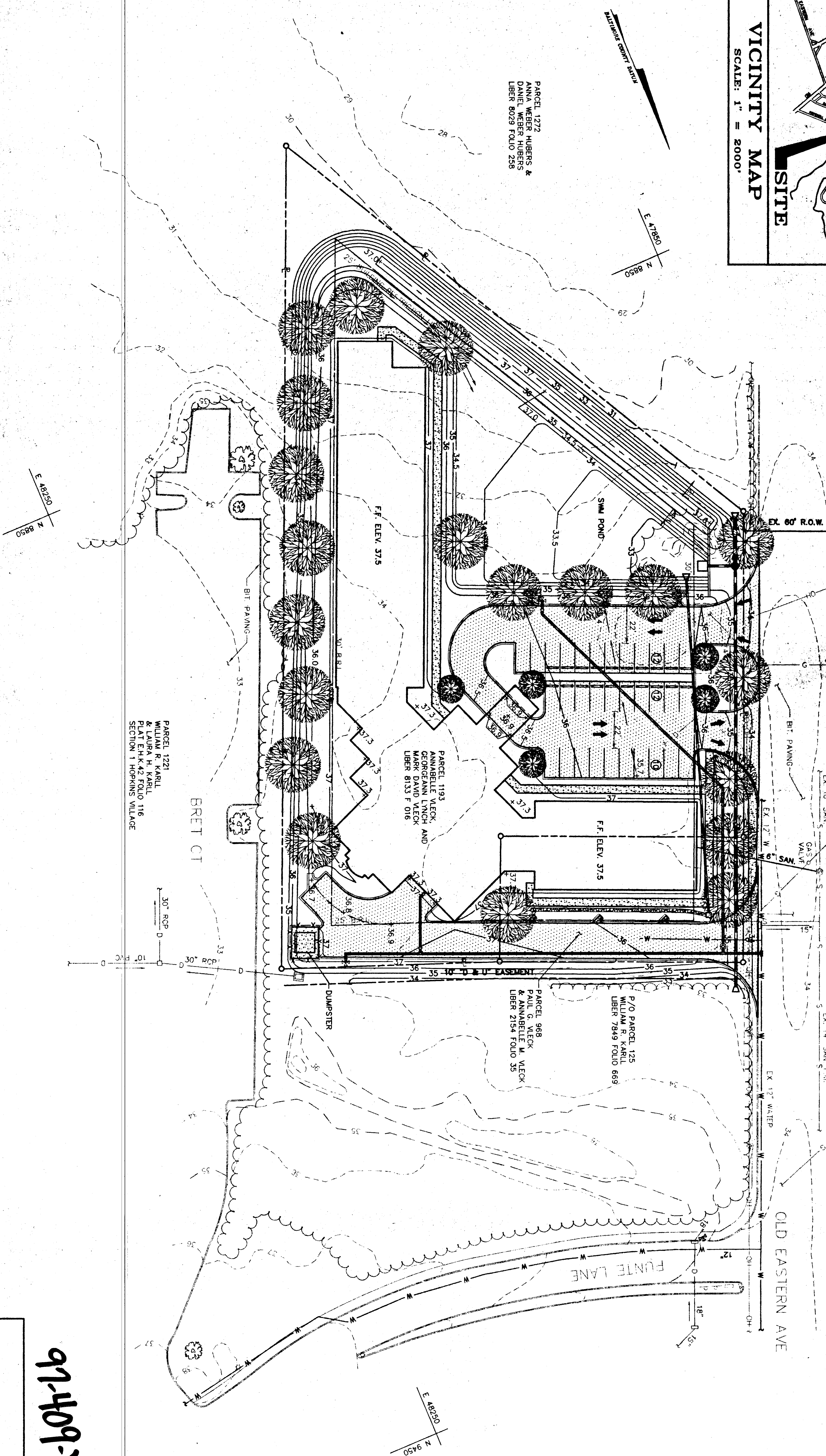


**COPYRIGHT**



**SCALE: 1" = 2000'**

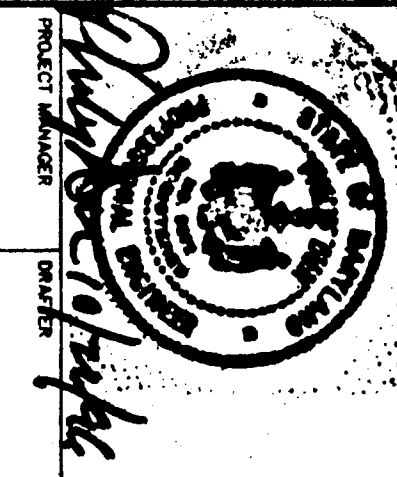
PARCEL 12/2  
ANNA WEBER HUBERS &  
DANIEL WEBER HUBERS  
LIBER 8029 FOLIO 258



97-409-XA

ELECTION DISTRICT: 15  
COUNCILMANIC DISTRICT: 5

ARCHITECTURE / INTERIOR DESIGN / PLANNING  
6112 YORK ROAD BALTIMORE, MARYLAND 21212-2611  
• 410 532 3131 FAX 410 532 9206



BALTIMORE, MD  
(410) 512-4500

**MAGNANI**  
**CONSULTING ENGINEERS**  
849 FAIRMOUNT AVENUE  
BALTIMORE, MD 21286  
(410) 512-4500



WHITNEY  
BAILEY  
COX  
MAGNANI

## CONSULTANTS

[illegible]

SCALE 1"=30'	C-2
JOB NO 96245001	
DATE 9/24/96	

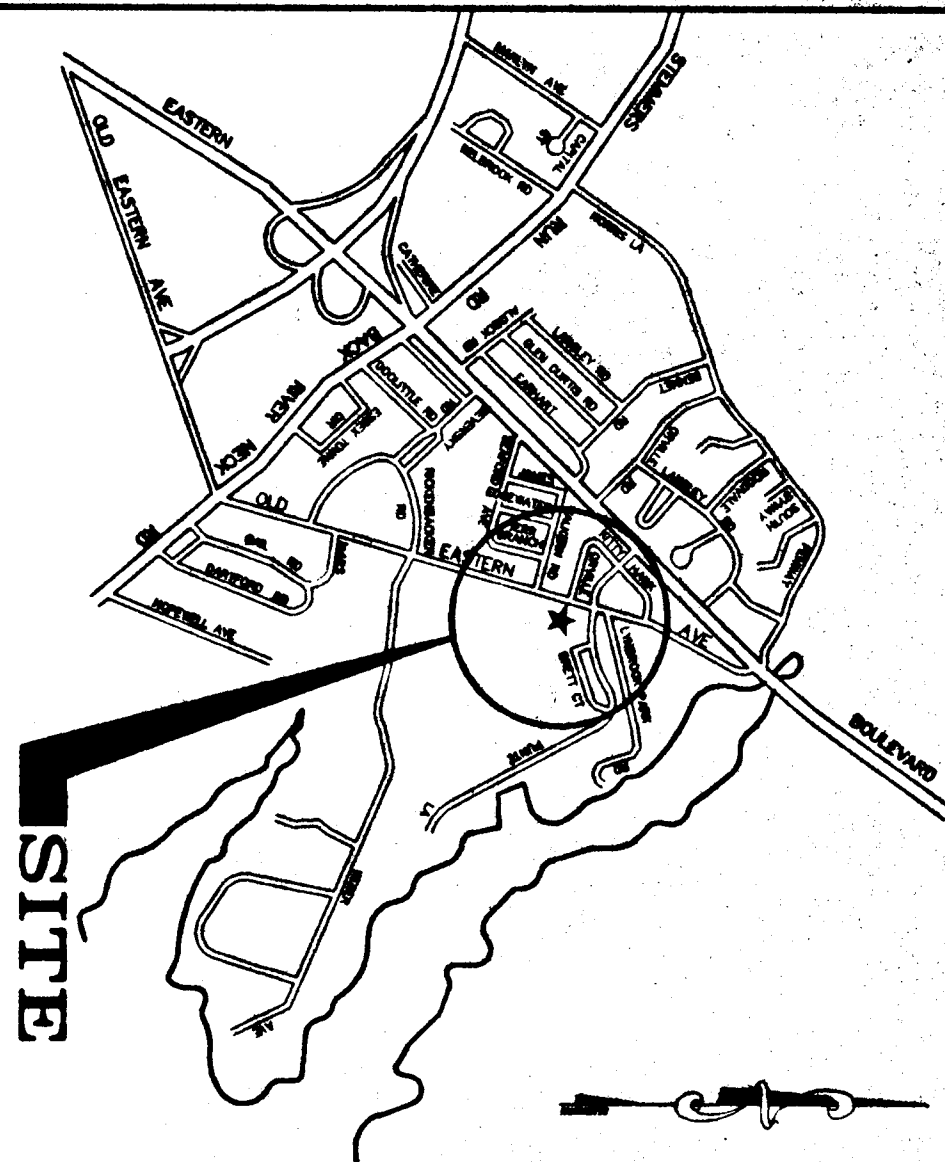
**PDM FILE NO.**  
**XV-692**

CONCEPT  
PLAN:  
LAYOUT

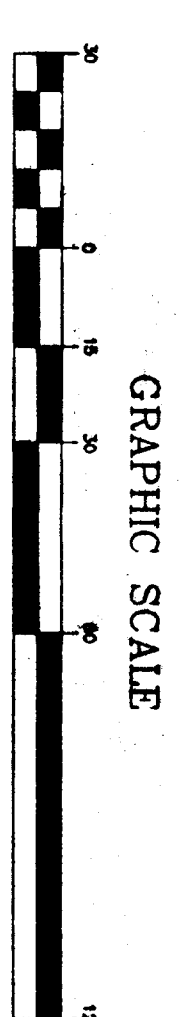
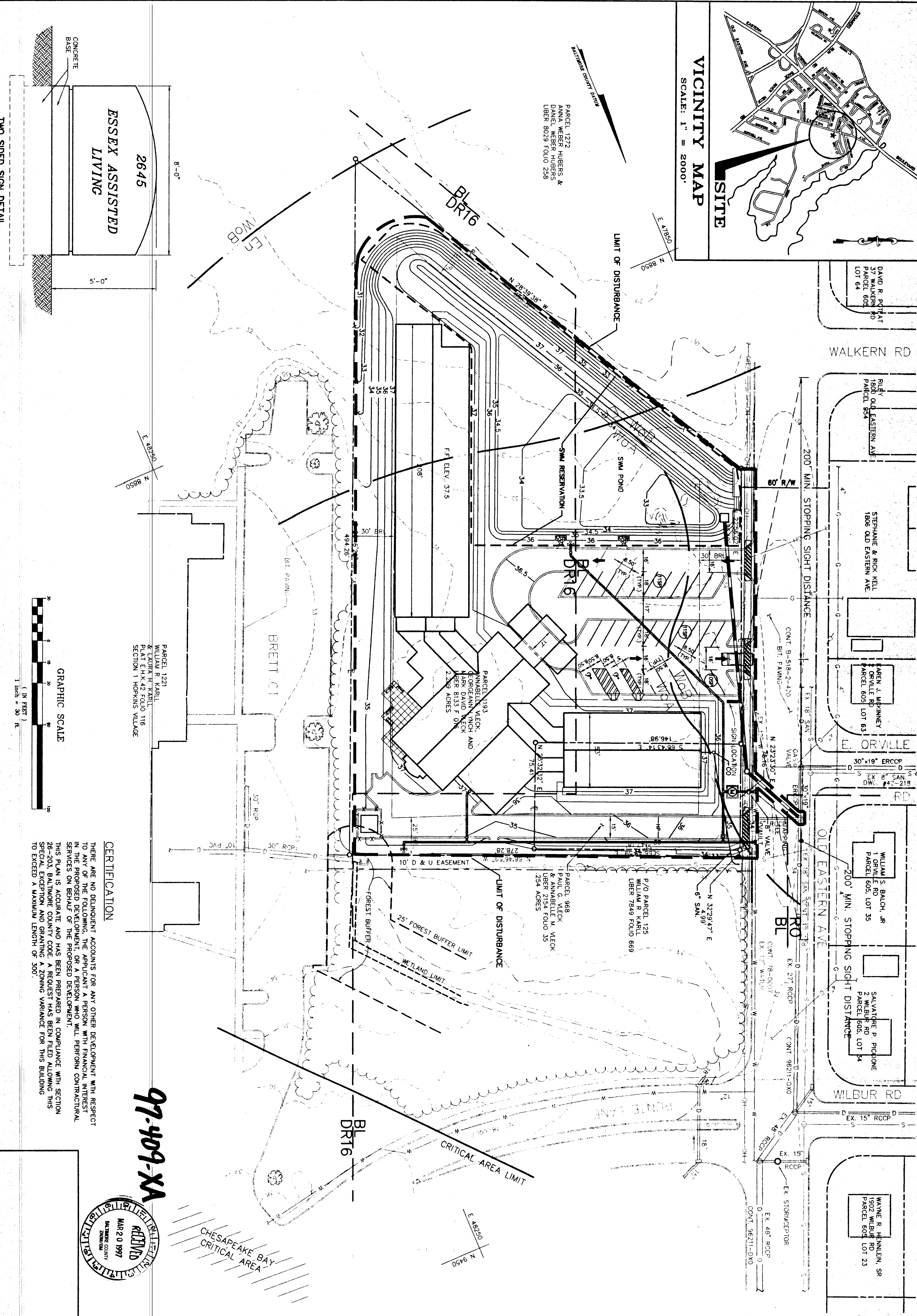








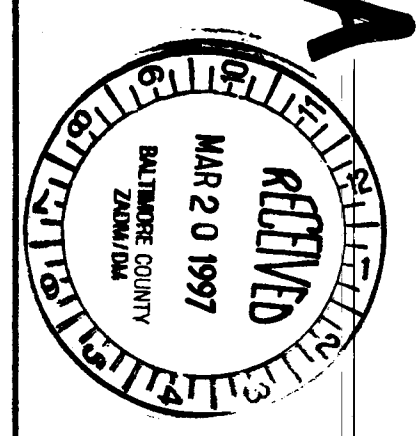
VICINITY MAP  
SCALE: 1" = 2000'



GRAPHIC SCALE  
(1 IN FEET)  
1 inch = 30 feet

CERTIFICATION

THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING. THE APPLICANT A PERSON WITH FINANCIAL INTEREST IN THE PROJECT AND THE DESIGNER WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT. THIS PLAN IS ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH SECTION 28-203, BALTIMORE COUNTY CODE. A REQUEST HAS BEEN FILED ALLOWING THIS SPECIAL EXCEPTION AND GRANTING A ZONING VARIANCE FOR THIS BUILDING TO EXCEED A MAXIMUM LENGTH OF 300'.



97-409-XA

CHESAPEAKE BAY  
CRITICAL AREA

FINAL  
DEVELOPMENT  
PLAN:  
PROPOSED  
CONDITIONS  
PDM FILE NO.  
XV-692

ESSEX ASSISTED  
LIVING FACILITY

ELECTION DISTRICT: 15  
COUNCILMATIC DISTRICT: 5

DEVELOPER: VISIONS FOR AMERICA, INC.  
146 CORNFIELD RD PASADENA, MD 21122  
(410) 437-6975

MCA  
MARSHALL CRAFT ASSOCIATES, INC.  
ARCHITECTURE / INTERIOR DESIGN / PLANNING  
6112 YORK ROAD BALTIMORE, MARYLAND 21212-2611  
410 532 5151 FAX 410 532 9206



CONSULTANTS  
WHITNEY  
BAILEY  
COX  
MAGNANI  
CONSULTING ENGINEERS  
809 FARMINGTON AVENUE  
BALTIMORE, MD 21286  
(410) 512-4500

NO.	DATE	REVISIONS	COMMENTS

SCALE: 1" = 30'  
JOB NO.  
96245001  
DATE  
2/27/97  
C-1



A. PREPARER OF PLAN

Name: WHITNEY, BAILEY, COX & MAGNANI  
Address: 849 FAIRMOUNT AVE.  
TOWSON, MD. 21286  
Date: 12/15/96

DEVELOPER/OWNER

Name: VISIONS FOR AMERICA, INC.  
Address: 146 CORNFIELD RD.  
PASADENA, MD. 21122  
Tax Account Number: \_\_\_\_\_

B. ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delined	Field Verified	REMARKS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Topography and street grades (minimum 5 ft. contour appropriately labeled)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slopes greater than 25% 100 year floodplain
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils mapped according to Soil Survey, Baltimore County, Maryland.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wetlands
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Forest buffer limits including adjustments for steep slopes and/or erodible soils
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Land cover on and within 200 ft. of site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Significant regulated plant or wildlife communities
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wells on site and within 100 ft. of site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic on site and within 100 ft. of site
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground fuel tanks on site and within 100 ft. of site
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil evaluation tests (perc tests) performed

C. EXISTING BUILT CONDITIONS

Existing	Not Existing	REMARKS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locations of existing buildings within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing roads within 200 ft. of site boundaries
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated historic sites
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated archeological sites
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant views
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant features (specimen trees, buildings, streetscape, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land uses on and within 200 ft. of site
<input type="checkbox"/>	<input type="checkbox"/>	Roads rights-of-way and easements

D. COUNTY ADOPTED PLANS

Existing	Not Existing	In Existing Conformance	REMARKS
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Balto. Cor. Master Plan 1989-2000.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community or Revitalization Plans(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Recreation and Parks Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streetscape Plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Greenways Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other: <u>N/A</u>

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Gross Area	Acres	Units Allowed	Density Units	Proposed Units
DR 16	1.430	1.430	92	23	N/A
BL	1.120	1.030	72	18	N/A
Total	2.550	2.460	164	41	97

NOTE: THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1971. THE DEVELOPERS ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT OFF-SITE DWELLINGS.

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Units Proposed	Parking Required	Parking Provided	Open Space Required (acres)	Open Space Proposed	Average Daily Trips	Phase	Development Schedule
ASSISTED LIVING FACILITY	97	32	32	0.310	0.280	32	N/A	5/97
Total	97	32	32	0.310	0.280	32	N/A	5/97

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	0.251
100 Year Flood Plain	N/A
Forest Buffer	0.013
Amenity Areas	0.016
Trails and Connectors	N/A
Other	N/A
Total Provided	0.280
Proposed Ownership	PRIVATE

Undeveloped Areas	Acres
Storm Water Management	0.320
HOA/COA Areas	N/A
Other	N/A
Total Provided	0.320

ADDITIONAL INFORMATION

Anticipated Actions:  
Variances - FOREST BUFFER, BUILDING EXCEEDS 300' MAXIMUM LENGTH  
Waivers - N/A  
Special Exceptions - ASSISTED LIVING IN BL AND DR 16 ZONES  
Other - N/A  
Accessory Uses - IN ACCORDANCE WITH SECTION 432.1.B  
Consistency with design manuals.

97-409-XA

REVISIONS	no.	date	comments

CONSULTANTS  
**WHITNEY BAILEY COX MAGNANI**  
CONSULTING ENGINEERS  
849 FAIRMOUNT AVENUE  
BALTIMORE, MD 21286  
(410) 512-4500

DEVELOPER  
**VISIONS FOR AMERICA, INC.**  
146 CORNFIELD RD.  
PASADENA, MD 21122  
(410) 437-6975

**MCA**  
MARSHALL CRAFT ASSOCIATES, INC.  
4115 YORK ROAD BALTIMORE, MARYLAND 21212-9611  
410 522 2121 FAX 410 522 9906

ESSEX ASSISTED LIVING FACILITY  
CONCEPT DESIGN  
ELECTION DISTRICT: 15  
COUNCILMANIC DISTRICT: 5

FINAL DEVELOPMENT PLAN:  
CHECKLIST

PDM FILE NO.  
XV-692

SCALE NONE  
JOB NO 96245001  
DATE 12/21/97  
C-2







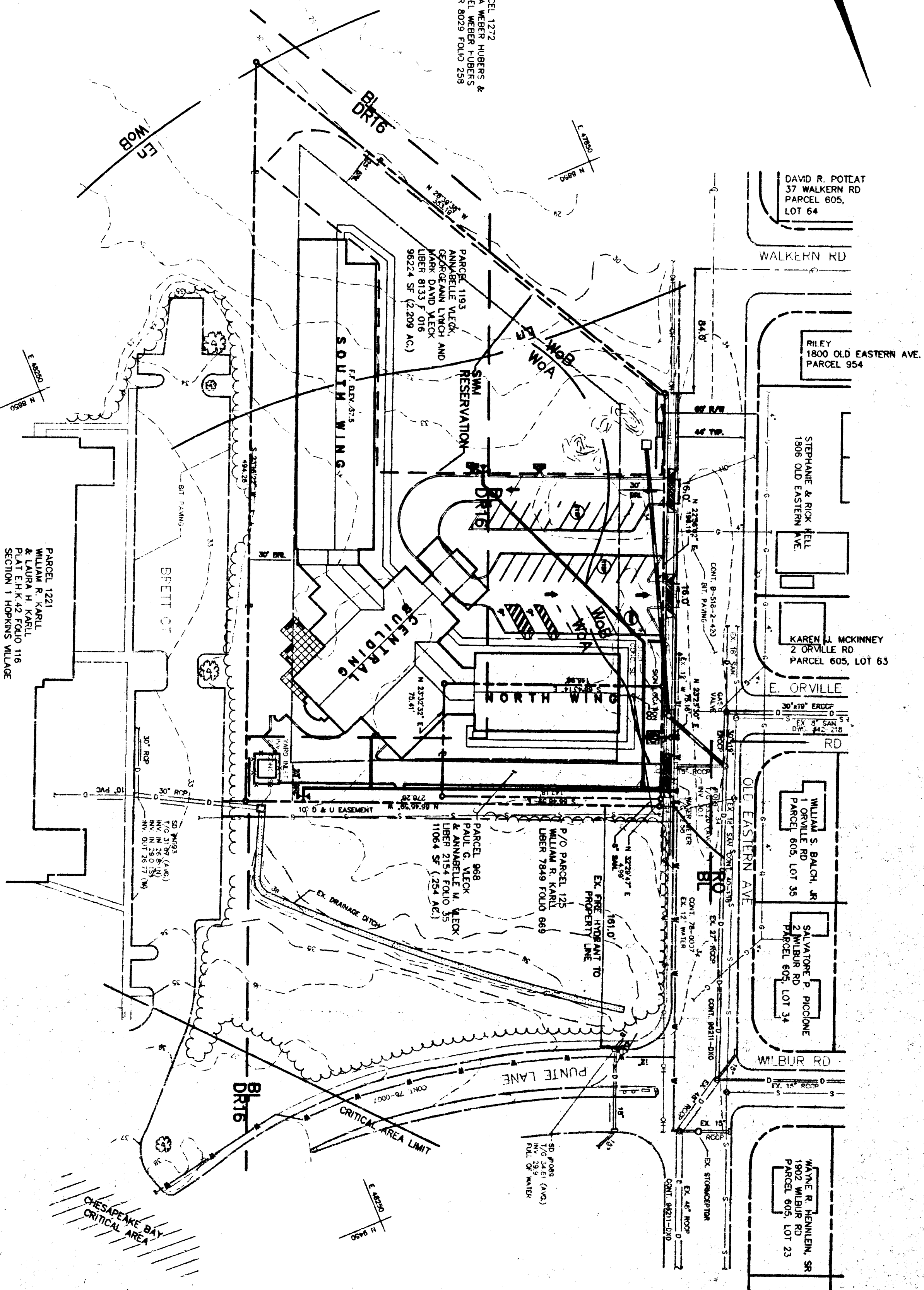
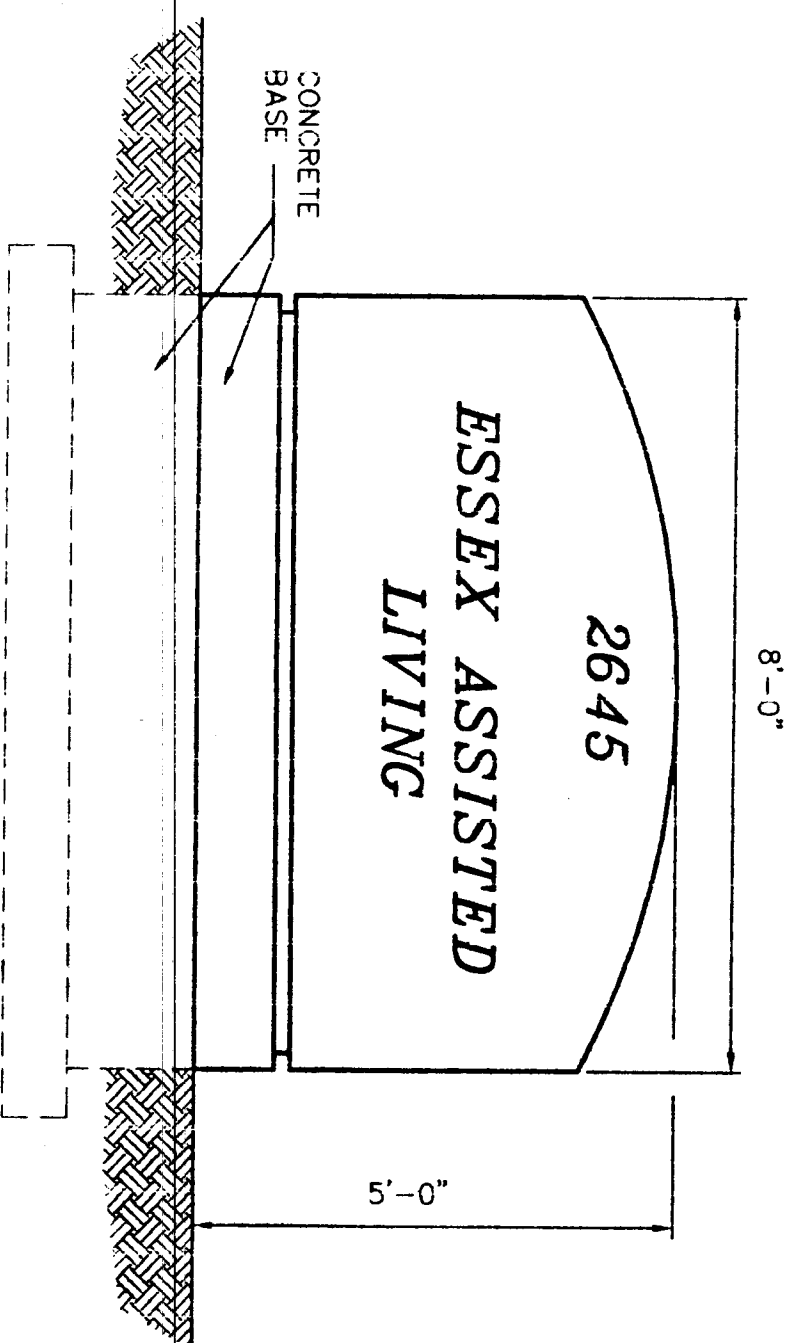
**SCALE: 1" = 1000'**

**DESCRIPTION**

DESCRIPTION	EX. QUANTITY	PROPOSED
BUILDING	1	
CONCRETE SIDEWALK	1	
CURB	1	
STORM DRAIN	1	
SANITARY	1	
WATER	1	

SYMBOL	DESCRIPTION
	HYDRANT
	MANHOLE
	INLET
	CONTOUR
	TREE
	TREELINE
	PROPERTY LINE
	DRAINAGE AND UTILITY EASEMENT
	POWER POLE
	LIGHT POLE
	SIGN
	SOILS LIMITS
	ZONING
	WETLAND LIMIT
	WETLAND BUFFER
	CRITICAL AREA LIMIT
	BUILDING
	RESTRICTION LINE

NOT TO SCALE



## EX. SITE ADDRESS

Name: WHITNEY, BAILEY, COX & MAGNANI  
Address: 849 FARMOUNT AVE.  
TOWSON, MD. 21286  
Date: 12/15/96

Name: VISIONS FOR AMERICA, INC.  
Address: 146 CORNFIELD RD.  
PASADENA, MD. 21122

Parcel 1193: OLD EASTERN AVE.  
BALTIMORE, MD. 21212

Parcel 968: 1813 OLD EASTERN A  
BALTIMORE, MD. 21212

## ADDITIONAL INFORMATION

Building:	SOUTH WING	CENTRAL BLDG.	NORTH WING
Length x Width:	208 ± x 53 ±	137 ± x 122 ±	96 ± x 53 ±
Height:	40 ±	30 ±	30 ±
No. of Stories:	3	2	2

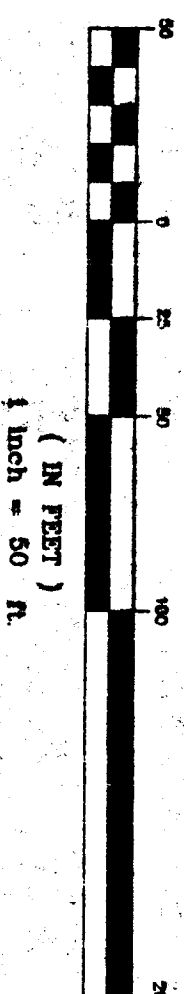
Gross Floor Area: 27,980  
Gross Site Area: 115,606

**Baltimore County**  
Zoning Map No.: **N.E. 3-**

# SITE DEVELOPMENT PROPOSAL

Dwelling Type	Units Proposed	Porting Required	Porting Provided	Open Space Required (acres)	Open Space Provided	Average Daily Traffic	Phase	Development Schedule
Assisted Living Facility	87	32	32	0.310	0.280	32	N/A	6/87

## GRAPHIC SCALE



**PDM FILE NO.**

592

[illegible]

AS NOTED  
96245001

20/9

DEVELOPER: VISIONS FOR AMERICA, INC.  
146 CORNFIELD RD PASADENA, MD 21122  
(410) 437-6975

**MARSHALL CRAFT ASSOCIATES, INC.**

**ARCHITECTURE / INTERIOR DESIGN / PLANNING**

**6112 YORK ROAD BALTIMORE, MARYLAND 21212-2611**  
**410 532 3181 FAX 410 532 9206**

ESSEX ASSISTED  
LIVING FACILITY

ELECTION DISTRICT: 15  
COUNCILMANIC DISTRICT: 5

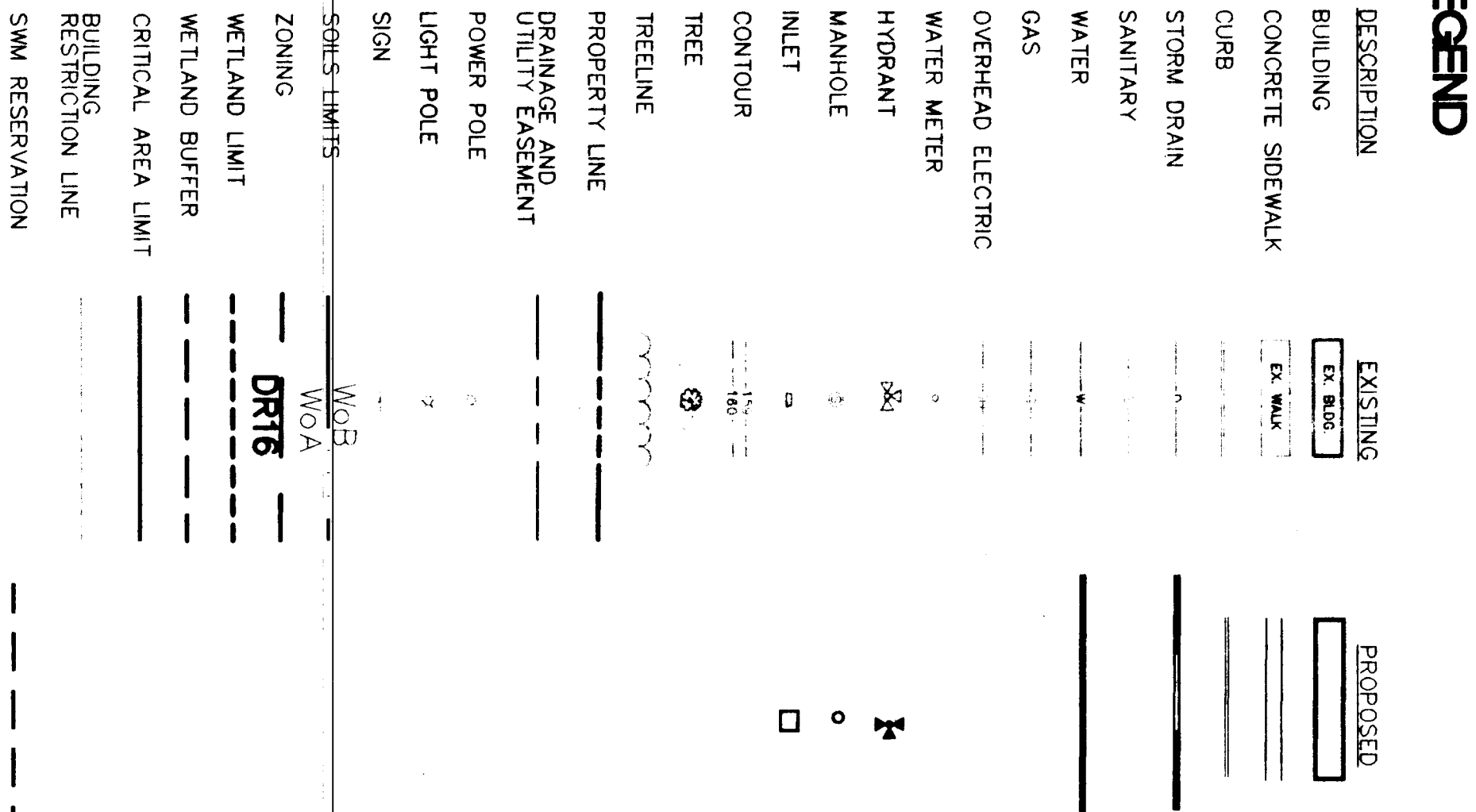
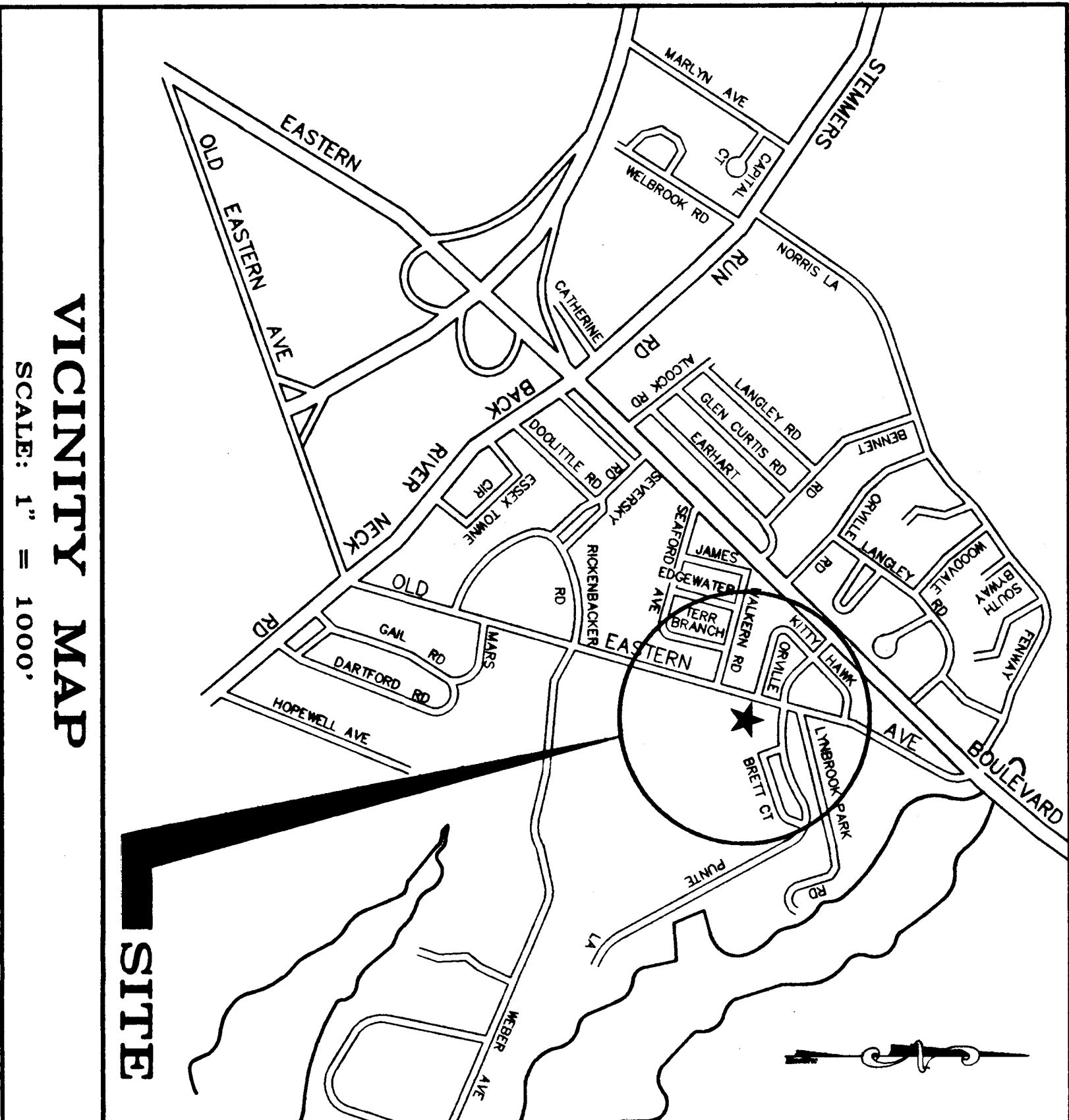
**SPECIAL  
EXCEPTION/  
FINAL  
DEVELOPMENT  
PLAT**

**WHITNEY  
BAILEY  
COX  
MAGNAN**

**CONSULTING ENGINEERS**  
849 FARMMOUNT AVENUE  
BALTIMORE, MD 21286  
(410) 512-4500

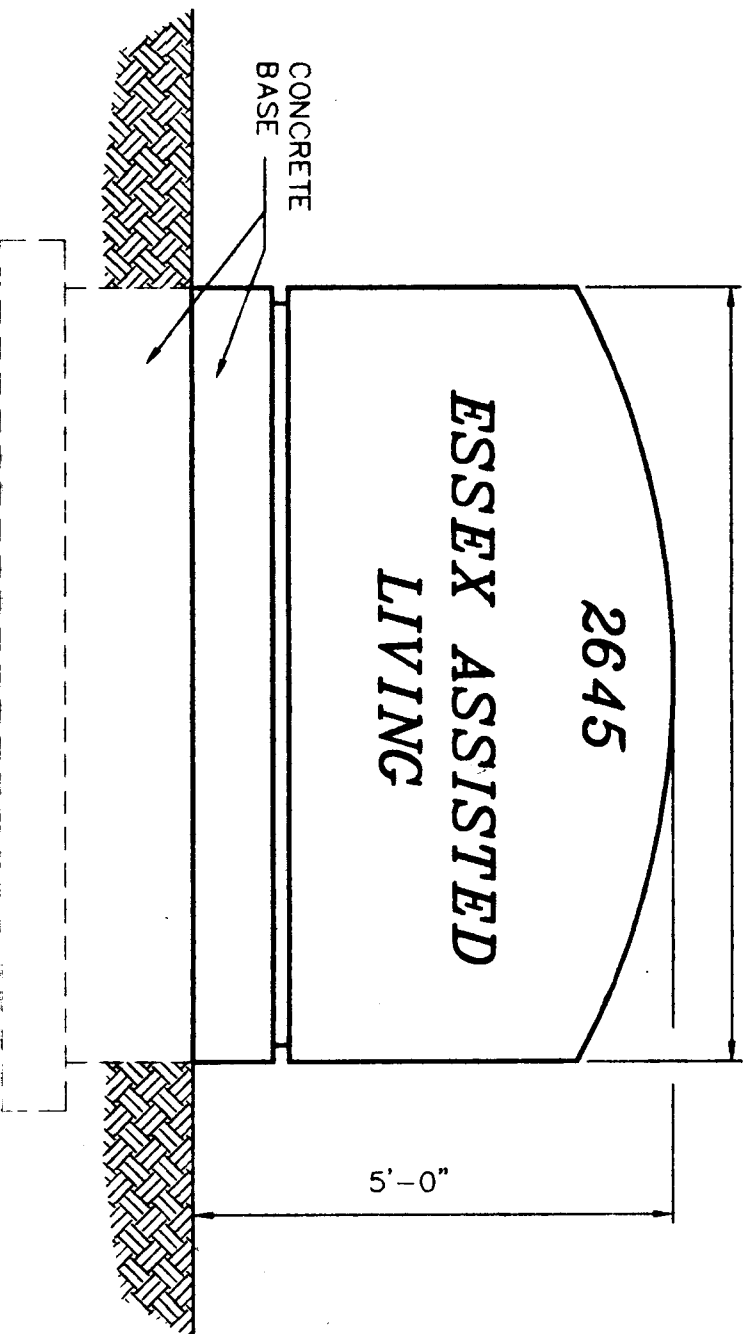
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### TWO SIDED SIGN DETAIL

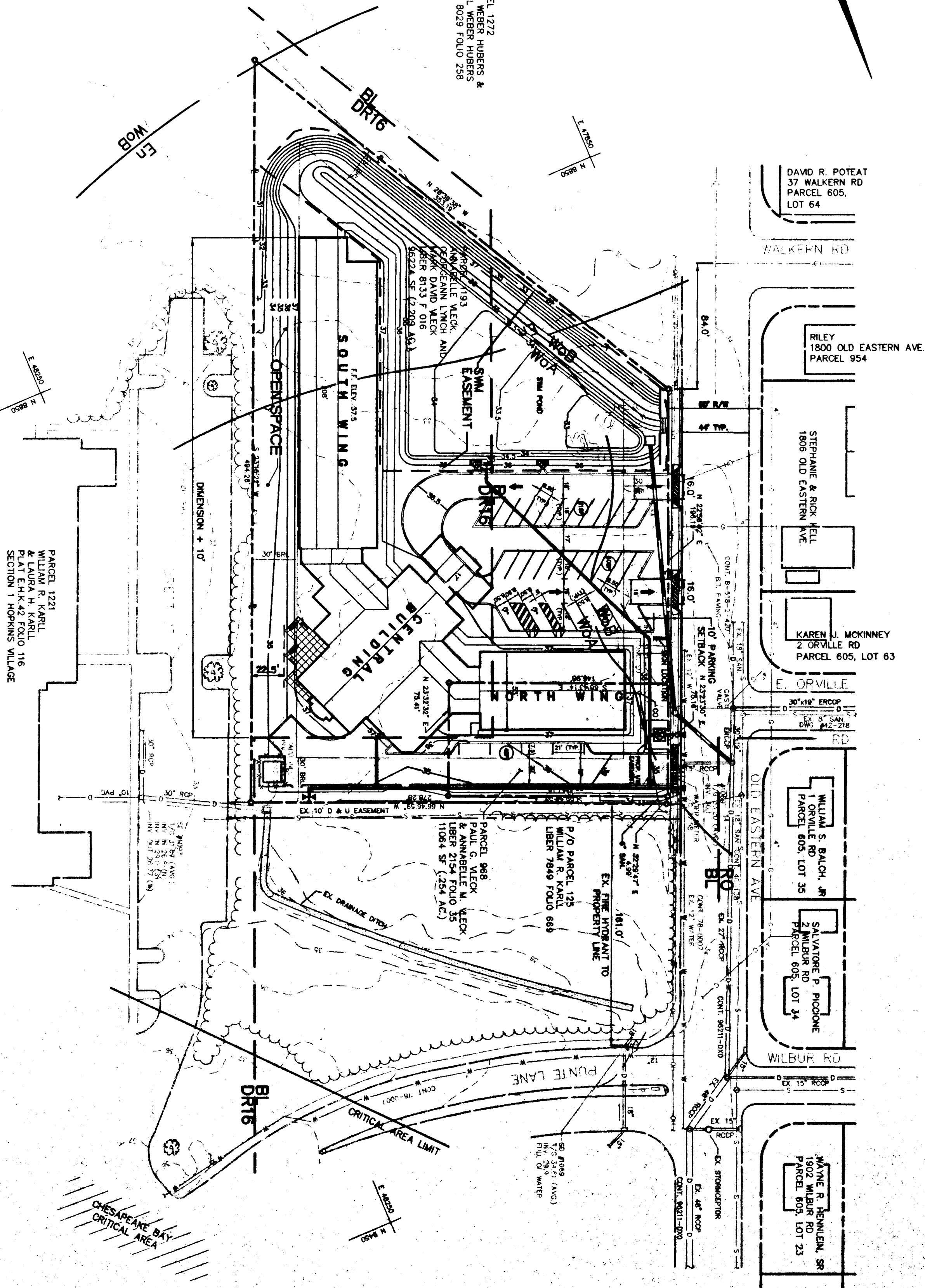
NOT TO SCALE



### SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Gross Area	Net Area	Bed/Units Allowed	Density Units	Units Proposed
DR 16	1.430	1,430	92	23	N/A	
BL	1.220	1,030	80	20	N/A	
Total	2.650	2,460	172	43	97	



### PREPARER OF PLAN

### DEVELOPER/OWNER

### ADDITIONAL INFORMATION

Name: WHITNEY, BAILEY, COX & MAGNANI  
Address: 849 FAIRMOUNT AVE  
TOWSON, MD 21286  
Date: 12/15/96

Name: VISIONS FOR AMERICA, INC.  
Address: 146 CORNFIELD RD  
PASADENA, MD 21122

### ZONING ACTIONS

- VARIANCE FOR BLDG. EXCEEDING 300'.
- SECT. 504 BCZR. IN SECTION 2 RES. STDS. CMDF, PG. 29.

### PROPOSED BUILDING

### EX SITE ADDRESS

Building: SOUTH WING, CENTRAL BLDG, NORTH WING  
Length x Width: 208' x 53', 137' x 122', 98' x 53'  
Height: 40', 30', 30'  
No. of Stories: 3, 2, 2

Parcel 1193, OLD EASTERN AVE.  
BALTIMORE, MD 21221  
Parcel 968, 1803 OLD EASTERN AVE  
BALTIMORE, MD 21221

### OTHER DEV/ENVIRONMENTAL ISSUES

- VARIANCE FOREST BUFFER.
- APPROVED 3/2/97
- FOREST CONSERVATION VARIANCE.
- DEPRM APPROVED FOREST RETENTION BANK IN UCU OF REFORESTATION OF 1.2 AC. OFFSITE

### SITE DEVELOPMENT PROPOSAL

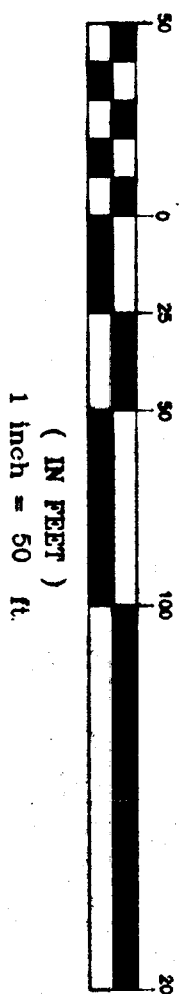
Dwelling Type	Units Proposed	Units Required	Units Provided	Units Available	Units Reserved	Units Scheduled
ASSISTED LIVING	97	33	33	0.310	0.310	33
Facility	97	33	33	0.310	0.310	9/97

NOTE: THERE ARE NO OFFSITE DWELLINGS OR SMALL LOTS (LESS THAN TWO ACRES) THAT CREATE AN RTA ON THIS SITE.

### NOTES:

- MAXIMUM BUILDING HEIGHT 50'.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR CRITICAL AREA (CBCA).
- KITCHENETTE FOR CONVENIENCE OF RESIDENTS ONLY. A COMMERCIAL KITCHEN AND MANDATORY MEAL PLAN WILL BE PROVIDED FOR ALL RESIDENTS.
- 395 VARIANCE FOR BUILDING LENGTH REQUESTED IN 3/26/97. NOTICE OF HEARING. BUILDING IS ACTUALLY 360'.

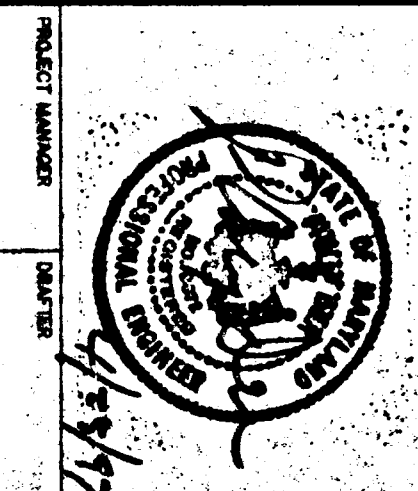
### GRAPHIC SCALE



99-409-XA  
REV 4/24/97

REVISIONS	NO.	DATE	COMMENTS

CONSULTANTS  
**WHITNEY BAILEY COX MAGNANI**  
CONSULTING ENGINEERS  
849 FAIRMOUNT AVENUE  
BALTIMORE, MD 21286  
(410) 512-4500



DEVELOPER: VISIONS FOR AMERICA, INC.  
146 CORNFIELD RD PASADENA, MD 21122  
(410) 437-6976

**MCA**  
MARSHALL CRAFT ASSOCIATES, INC.  
ARCHITECTURE / INTERIOR DESIGN / PLANNING  
6712 YORK ROAD BALTIMORE, MARYLAND 21212-3611  
410 552 8151 Fax 410 552 9206

**ESSEX ASSISTED LIVING FACILITY**

ELECTION DISTRICT: 15  
COUNCILMATIC DISTRICT: 5

**SPECIAL EXCEPTION/ VARIANCE DEVELOPMENT PLAT**

PDM FILE NO. XV-692

SCALE	AS NOTED
JOB NO.	96245001
DATE	4/22/97